

## MEMORANDUM

**To:** Meredith Gruber, Town of Rolesville, Planning Director  
Michael Elabarger, Town of Rolesville, Senior Planner

**CC:** Kelly Arnold, Town of Rolesville, Manager

**From:** Liza Monroe  
Karen Morgan Mallo, AICP

**Date:** January 27, 2022

**Project:** Preserve at Jones Dairy Road South Phase 1B  
FP 21-06

**Subject:** Final Plat Review Comments

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We have completed a review of the final plat completed by Bateman Civil Survey Company, dated January 5, 2022. This phase of the project consists of 32 single-family lots on 174.10 acres, located off Averette Road. The site is zoned Residential 40 Watershed (R40W) and Residential 2 (R-2). The R-40W portion of the site is considered a conservation subdivision.

The Preserve at Jones Dairy, South was rezoned to Residential and Planned Unit Development (R&PUD) and a Special Use Permit was issued for the associated Master Plan on September 17, 2019. The Preliminary Plat was approved on August 20, 2020. Construction Drawings were signed for approval on March 4, 2021. The Final Plat for Phase 1A was recorded on December 13, 2021.

When resubmitting, please **CLOUD OR HIGHLIGHT IN ANOTHER COLOR ANY REVISIONS** to the plan set. We offer the following:

### A. Sheets 1 & 2

1. Include the date(s) the survey was conducted as required by UDO Section 15.3.8.
2. The names, addresses & telephone number of all owners, mortgages, registered land surveyors, land planners, architects, landscape architects, & professional engineers responsible for the subdivision shall be included on the plat per UDO Section 15.3.8.
3. The registration numbers & seals of the professional engineers shall be provided per UDO Section 15.3.8.
4. Include page number for recorded Phase 1A: BM2021 PG 02187-02189 where noted.
5. On the construction drawings, there is a light pole shown on or near lot 160. Label the light pole location and required easement.
6. Label all easement locations and widths, where applicable.
7. Label the 15-foot-wide strip along the frontage road and its purpose. (Not clear on the approved preliminary plat nor the CDs.)
8. There is a 15' Class 'B' buffer indicated along the rear of Lots 15 through 32. We would strongly suggest that this be recorded as an easement to prevent disturbance and ensure ordinance requirements are met for perpetuity.

**B. Existing Conditions**

1. There should be an existing conditions sheet showing the following:
  - a. Label the location of the phases.
  - b. Label the zoning line to clarify where the site is zoned R-1 and R40W
  - c. Label riparian buffer locations as well as their widths.
  - d. Include the property information for the adjacent parcels.
  - e. Label existing easement locations.
  - f. Label the existing buildings or other structures water courses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining.

**C. General Comments**

We ask that the Applicant clarify the proposed Phasing as shown on the Final Plat as Phase 1B is not mentioned or detailed on the Preliminary Plat nor the Construction Drawing. Typically, a change in Phase lines requires an amendment to the Preliminary Plat and or SUP.